



## HOUSING BOULDER Housing Policies

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Below is a summary of four goal areas related to housing in the Boulder Valley Comprehensive Plan (BVCP). Additional policies related to Neighborhoods and Mixed Use (2.09-2.16) are available online at [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net).

### 1. Local Support for Community Housing Needs

- a. **Incomes Served:** The city will employ local regulations, policies, and programs to meet the housing needs of their low and moderate income households and workforce.
- b. **10% Goal:** The city will increase the proportion of permanently affordable housing units to an overall goal of 10% permanently affordable.
- c. **Special Needs Housing:** The city will encourage the creation of well-located housing for residents with special needs, including people with disabilities and other vulnerable residents.
- d. **Partnerships:** The city will foster partnerships with private and nonprofit partners dedicated to creating and preserving permanently affordable housing, including the University of Colorado.
- e. **Regional Housing Cooperation:** The city will work to enhance regional cooperation on housing issues.

### 2. Housing Choice

- a. **Mixed Housing Types:** The city's land use regulations and policies will promote a mixture of housing types, pricing, sizes and densities.
- b. **Preservation/Rehabilitation:** The city's land use regulations and policies will encourage preservation and rehabilitation of the existing housing stock, especially for low and moderate-income households.
- c. **Mobile Home Parks:** The city will encourage the preservation of existing mobile home parks and development of new manufactured home parks.

### 3. Diversity

- a. **Household Types:** The city will encourage preservation and development of a broad range of household configurations (e.g., singles, couples, families with children, etc.)
- b. **Jobs-Housing Balance:** The city will explore policies and programs to increase housing for Boulder's workforce, by considering the conversion of commercial and industrial zoned/designated land to residential.

### 4. Growth and Community Housing

- a. **Future Service Area:** Planning for future housing in areas that will come into the service area will actively pursue opportunities for low and moderate income households, mixed housing types, and mixed densities.
- b. **Reduce Loss of Housing:** The city's regulations will reduce the loss of housing in the community.
- c. **Integration of Permanently Affordable Housing:** Permanently affordable housing will be compatible, dispersed and integrated with housing throughout the community.
- d. **Minimizing Displacement:** The city's policies and regulations will minimize the negative effects of displacement on low-income households as a result of private sector redevelopment of housing sites.

Below are the full text of selected housing policies in the Boulder Valley Comprehensive Plan (BVCP).

## **Local Support for Community Housing Needs**

### **7.01 Local Solutions to Affordable Housing**

The city and county will employ local regulations, policies, and programs to meet the housing needs of their low and moderate income households and workforce. Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city recognizes that affordable housing provides a significant community benefit and will continually monitor and evaluate its policies, programs and regulations to further the city's affordable housing goals.

### **7.02 Permanently Affordable Housing**

The city will increase the proportion of permanently affordable housing units to an overall goal of at least ten percent of the total existing housing stock through regulations, financial subsidies and other means. City resources will also be directed toward maintaining existing permanently affordable housing units and securing replacements for lost low and very low income units.

### **7.03 Populations with Special Needs**

The city and county will encourage development of housing for populations with special needs including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate. The location of such

housing should be in proximity to shopping, medical services, schools, entertainment and public transportation. Every effort will be made to avoid concentration of these homes in one area.

#### **7.04 Strengthening Community Housing Partnerships**

The city will create and preserve partnerships dedicated to the community's housing needs by supporting private and nonprofit agencies that create and maintain permanently affordable housing in the community, and fostering nonprofit and private sector partnerships. The city recognizes the role of the university in the housing market and will encourage the University of Colorado and other post-secondary institutions in their efforts to increase the amount of on-campus housing.

#### **7.05 Strengthening Regional Housing Cooperation**

The city and the county will work to enhance regional cooperation on housing issues to address regional housing needs and encourage the creation of housing proximate to regional transit routes. Such efforts include the Regional HOME Consortium and the Ten Year Plan to Address Homelessness.

### **Housing Choice**

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#### **7.08 Preservation and Development of Manufactured Housing**

Recognizing the importance of manufactured housing as an option for many households, the city and county will encourage the preservation of existing mobile home parks and the development of new manufactured home parks, including increasing opportunities for resident-owned parks.

Whenever an existing mobile home park is found in a hazardous area, every reasonable effort will be made to reduce or eliminate the hazard, when feasible, or to help mitigate for the loss of housing through relocation of affected households.

### **Diversity**

#### **7.09 Housing for a Full Range of Households**

The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and to a variety of household configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

#### **7.10 Balancing Housing Supply with Employment Base**

Expansion of the Boulder Valley housing supply should reflect to the extent possible current employer locations, projected industrial/commercial development sites, variety of salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers by fostering mixed-use and multi-family development proximate to transit, employment or services and by considering the conversion of commercial and industrial zoned or designated land to residential use.

## **Growth and Community Housing Goals**

### **7.11 Incorporate Mix of Housing in Future Service Area**

In considering future expansion of the Service Area, the city will identify possible sites for housing that serves low and moderate income households. Designation of land uses in new growth areas will provide for a mixture of housing types and densities in order to meet the diversity of housing needs.

### **7.12 Conversion of Residential Uses in the Community**

The city will evaluate and revise its regulations to reduce the opportunities for the conversion of residential uses to non-residential uses or to require mitigation for residential units lost through the redevelopment of existing housing or the conversion of a residential use to non-residential uses.

### **7.13 Integration of Permanently Affordable Housing**

Permanently affordable housing, whether publicly, privately or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community.

### **7.14 Minimizing Displacement**

The city will evaluate its policies and regulations in order to minimize the negative effects of displacement on low income persons when housing sites are redeveloped by the private sector. Available relocation assistance options in the community will continue to be offered to displaced low-income persons.